TOWN OF SIDNEY, MAINE

WARRANT FOR SPECIAL TOWN MEETING

Kennebec, ss.

To: A Constable of the Town of Sidney, in the County of Kennebec, State of Maine:

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Sidney, qualified by law to vote in Town affairs, to assemble at 2986 Middle Rd Sidney, Maine, on **Monday, August 10, 2026, at 7:00 p.m.**, then and there to act upon the following article:

Article 1

To see if the Town will vote to enact the following ordinance as proposed by petition:

See Addendum A

The Registrar of Voters will be available at the meeting to correct the voting list as provided by law.

Given under our hands this 3rd day of August 2026.

SELECT BOARD

John Whitcomb, Chair

Daniel Morrisette

Lewis Corriveau

Chris Ellis

Alicia Collins

A true copy of the Warrant.

Attest: Mary Blaschke

Mary Blaschke,

Resident of Sidney

Addendum A

PETITION TO THE SELECT BOARD OF THE TOWN OF SIDNEY, MAINE

To the Municipal Officers of the Town of Sidney, Maine:

We, the undersigned registered voters of the Town of Sidney, hereby petition the Select Board, pursuant to 30-A M.R.S.A. § 2521 and § 2522, to call a Special Town Meeting to see if the Town will vote on the following Warrant Article:

ARTICLE 1: To see if the Town will vote to enact a Moratorium Ordinance entitled "Town of Sidney Large-Scale Logistics and Industrial Infrastructure Moratorium," to be effective immediately upon approval and retroactively applicable as set forth below.

Section 1. Findings of Fact.
The Town of Sidney finds that its existing Land Use Ordinance and municipal regulations are inadequate to manage the impacts of large-scale industrial facilities, including on land spanning municipal boundaries, where primary operations in an adjacent town rely on critical staging or environmental infrastructure within the Town of Sidney. This regulatory gap poses a significant threat of serious public harm and an overburdening of public facilities as defined by 30-A M.R.S.A. § 4356. These inadequacies include, but are not limited to, the following illustrative examples:

1. Existing regulations fail to ensure fiscal neutrality for projects where primary staging and infrastructure are sited in Sidney to support a facility located in another jurisdiction. This development model risks an immediate overburdening of municipal services and leaves residents vulnerable to the serious public harm of potential un-funded site decommissioning or long-term abandonment if the facility ceases operations.
2. Because the Town relies entirely on private wells, the lack of modern local standards for high-volume industrial wastewater systems creates a significant risk to the community's potable water supply. Current ordinances are inadequate to require the site-specific scientific certainty needed to ensure that large-scale industrial discharges do not contaminate shared aquifers or deplete the water levels of neighboring residential wells.
3. Current regulations fail to manage the holistic impacts of large-scale industrial infrastructure—such as massive vehicle staging areas and high-density stormwater systems—that are often treated as minor or accessory components. These high-intensity uses involve permanent loss of rural landscapes and 24/7 or intensive noise and light pollution that existing local performance standards were never designed to mitigate on an industrial scale.
4. Existing ordinances lack quantified, enforceable performance standards for nighttime noise decibels and high-intensity industrial light glare for any round-the-clock or intensive industrial or commercial activity. While certain land may be designated for industrial or commercial use, the Town finds that current regulations are inadequate to manage the unique, perpetual impacts of 24/7 or intensive, staging, loading, and operational cycles. This regulatory void threatens the "residential quietude" and the mandate to "retain the pattern of forest and field landscapes" established in the 2003 Comprehensive Plan.

Section 2. Definitions and Applicability.

- "Large-Scale Logistics and Industrial Infrastructure" shall include any project proposing:
    - A total limit of disturbance exceeding 5 acres; OR
    - A wastewater design flow exceeding 2,000 gallons per day; OR

- Associated industrial parking, truck staging, or stormwater management infrastructure exceeding 5 acres, regardless of whether the primary building is located within Sidney town limits.

This definition specifically excludes activities primarily engaged in agriculture as defined in the Town of Sidney Zoning Ordinance.

- "Intensive" shall describe any operational cycle or land use that involves commercial activity occurring outside of standard daytime hours (7:00 AM to 7:00 PM) or high-volume traffic exceeding 100 trips daily.
- Pursuant to 30-A M.R.S.A. § 4356(3), this Moratorium is retroactively applicable to any application for such development that has not received final, non-appealable municipal approval as of April 23, 2026 (the "Applicability Date").

Section 3. Moratorium and Definite Term.

The Town hereby imposes a moratorium on the processing, review, or approval of any and all municipal permits, licenses, or authorizations—whether major or minor—for "Large-Scale Logistics and Industrial Infrastructure." To ensure the effectiveness of this pause, no municipal official, board, or agent shall process, review, or issue any permit or authorization associated with such a project during the term of this moratorium. This moratorium shall remain in effect for a definite term of 180 days from the date of enactment, unless extended or repealed by the legislative body of the Town, to allow for the development of a "Large-Scale Industrial and Logistics Ordinance".

Section 4. Creation of a Large-Scale Development Committee.

There is hereby established a Large-Scale Development Committee to fulfill the planning purpose of this Moratorium.

1. The Committee shall conduct a comprehensive study of the impacts of large-scale developments on Sidney's infrastructure, environment, and quality of life—including long-term fiscal neutrality, road maintenance costs, and site restoration requirements—and shall draft a permanent "Large-Scale Logistics and Industrial Infrastructure Ordinance" for voter consideration.
2. The Committee shall consist of five (5) members: one (1) member of the Sidney Planning Board (to be designated by the Planning Board); one (1) member of the Sidney Select Board (to be designated by the Select Board); and three (3) registered voters of Sidney who hold no other municipal office and have no financial interest in the proposed development, to be nominated and elected by the voters present at this Special Town Meeting.
3. The Committee is authorized to work with independent consultants. The Town shall appropriate a sum of $5,000 to support the Committee's technical and legal review needs.
4. The Committee shall provide a progress report to the Select Board and the public no later than 90 days after enactment to ensure the study is proceeding diligently and to provide a status update on the drafting of the permanent ordinance.